

MINUTES OF MEETING
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rivers Edge III Community Development District was held on Wednesday, January 15, 2025 at 9:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

DJ Smith	Chairman
Jason Thomas	Vice Chairman
Jarrett O’Leary	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Jason Davidson	General Manager
Kevin McKendree	Field Operations Manager
Mike Scuncio	Yellowstone Landscape
Malcolm Santos	Yellowstone Landscape
Richard Losco	Vesta Property Services
Kim Fatuch	Vesta Property Services
Ken Council	Vesta Property Services
Lisa McCormick	Vesta Property Services
Jay King	Vesta Property Services
Several Residents	

The following is a summary of the discussions and actions taken at the January 15, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at approximately 9:50 a.m.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Consideration of Resolution 2025-04, Canvassing and Certifying the Results of the Landowner’s Election**

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Mr. deNagy stated that during the landowner’s election, 816 votes were cast for Jarrett O’Leary for Seat 3 and 816 votes were cast for Stacey Robertson for Seat 4. Seat 2 remains vacant.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2025-04, canvassing and certifying the results of the landowner’s election was approved.

B. Oath of Office for Newly Elected Supervisors

Mr. deNagy stated that Mr. O’Leary was sworn in prior to the meeting. Ms. Robertson was not present to be sworn in.

C. Consideration of Resolution 2025-05, Designating Officers

Mr. deNagy stated that the current slate of officers is Mr. Smith as Chair, Mr. Thomas as Vice Chair, and the remaining supervisors as Assistant Secretaries. Additionally, there are several District Managers from GMS’s office serving as District officers for document signing purposes, including Jim Oliver as Secretary and Treasurer.

There being no requests to change the slate of officers, a motion to approve followed.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor Resolution 2025-05, designating officers as listed above was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance – Monthly Report

A copy of Yellowstone’s monthly landscape maintenance report was included in the agenda package for the Board’s review.

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel

Ms. Gentry informed the Board that the pool repair RFP process has begun, and the bids are anticipated to be presented to the CDD 1 board in February. A workshop will be

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scheduled if the CDD 2 and CDD 3 board members are interested in being involved in the discussion of the bids. She also reported that the Vesta agreement is being finalized for execution by the Chair.

D. District Manager

There being nothing to report, the next item followed.

E. General Manager - Monthly Operations and Pond Reports

A copy of the monthly operations report was included in the agenda package.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes

- 1. November 13, 2024 Regular Board of Supervisors Meeting**
- 2. November 22, 2024 Landowner’s Election**

B. Financial Statements as of November 30, 2024

C. Check Register

Copies of the minutes, financial statements, and check registers totaling \$1,291,239.20 were included in the agenda package for the Board’s review.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the consent agenda was approved.

SIXTH ORDER OF BUSINESS

Cost Share Requests

A. Ratification of Emergency Grinder Pump Repair at RiverClub Facility

Mr. Losco stated that two grinder pumps for the sewer lift at the RiverClub were replaced. The repair totaled \$32,750 with the expense to be split between the three districts with Rivers Edge III’s portion coming to \$11,485.42.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for the emergency grinder pump repair was ratified.

B. Ratification of RiverClub Buffer Trimming

Mr. Losco stated that Yellowstone completed the buffer trimming at the River Club for a total cost of \$4,200. Rivers Edge III’s portion came to \$1,472.94.

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On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for the RiverClub buffer trimming was ratified.

C. Ratification of RiverFront Park Buffer Trimming

Mr. Losco stated that Yellowstone completed the buffer trimming at the RiverFront Park for a total cost of \$4,900. Rivers Edge III’s portion came to \$1,718.43.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for the RiverFront Park buffer trimming was ratified.

D. Consideration of Exterior Painting

Mr. Losco presented quotes for painting of the RiverClub, the amphitheater roof frame, the kayak shed, the pump room fence, and the interior of the café ceiling, shiplap in the bathrooms and the game room. He noted the quote from Five Star Painting does not include the interior painting.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for painting services with Investment Painting was approved with staff to confirm that Investment Painting will prime any bare spots before painting and assist with moving furniture.

E. Consideration of Community Garden Project Costs

Mr. Losco stated that the community garden renovation project includes replacement of the beds and soil, and the installation of paver flooring. The total cost of the project would be shared between all three districts and is \$11,742.87. Rivers Edge III’s portion of that comes to \$4,118.22.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share request for the community garden renovation was approved.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

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EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – Wednesday,
February 19, 2025 at 9:00 a.m. at the
RiverHouse**

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the meeting was adjourned.

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman